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# Clarke County Easement News

SPRING

2009

## *Farm and Ranchland Grant Used to Protect 204 Acres of "Vulnerable" Farmland at Holy Cross Abbey*

**A**s this newsletter was heading to the printer, the Authority was finalizing details on an easement protecting 204 acres at Holy Cross Abbey, using funds from the Farm and Ranchland Grant. The purchase includes extinguishment of five development unit rights and protection of a significant parcel of land that the Virginia Conservation Lands Needs Assessment ranked seven —on a scale of one to eight— in terms of its vulnerability to development.

The land —which was purchased in 1961 by the Cistercian Order of the Strict Observance for use as a monastery— boasts prime soils and has been farmed continuously since colonial times. This easement will:

- Protect a parcel that is situated within the Cool Spring Civil War Battlefield Historic District and was listed in the National Register of Historic Places by the National Park Services in 1997.
- Foster continued farming of the land thereby preserving the integrity of the open space that looks much as it did 100 years ago.
- Protect acreage adjacent to the nearby Long Marsh Rural Historic District, recommended for preservation by the Virginia Outdoors Plan.

Finally, it will allow the monks of Holy Cross Abbey to continue their way of life, while ensuring that one of the County's most priceless parcels will endure for generations to come.

## Authority Soliciting Applications to Purchase Easements From Area Landowners

Deadline: June 15, 2009

**T**he Clarke County Conservation Easement Authority has been awarded grants to purchase conservation easements and is soliciting applications from landowners whose property:

- Is currently in land use, and
- Possesses at least one development right

Land owners whose properties are approved for easement purchase will be



compensated from the grant. The amount will be based on an appraisal of the property and the owner's income. (The lower the income the larger the potential compensation.) Additional compensation is available from the State in the form of tax credits that can be sold by the land owner.

The deadline to apply is June 15, 2009. If you are interested, download the application at

[www.clarkecounty.gov/government/departments/information/conservation\\_easement\\_authority\\_2.html](http://www.clarkecounty.gov/government/departments/information/conservation_easement_authority_2.html)

Questions? Call Alison Teetor, County Resource Planner at (540) 955-5134.

## Clarke County's Land Use Policies Lessen Impact of Economic Downturn

**A**ccording to a just-released study commissioned by the Board of Supervisors, Clarke "stands to do better than most" during what many are calling the most serious economic decline in the post-WWII period. The report, which examines opportunities for growing the county's tax base, points to its land-use policies as a key reason. Specifically, "the county has not played host to large suburban tract developments whose values in neighboring counties have proven to be most vulnerable. [In addition, the county's] agricultural sector remains viable and intact [providing] a measure of economic and employment stability."

### Did You Know?

*Contributions assist the Easement Authority in qualifying for matching grant funds, which can result in up to twenty fold return on every dollar donated!*

## Here Comes Summer ... AND the 4th Annual Donor "Thank You" Reception

**C**ircle Friday, June 19th on your calendar and plan to attend the Easement Authority's 4th Annual Donor

"Thank You" Reception. The reception will be held, once again, on the eve of the summer solstice at a property that's been in permanent easement for more than 30 years. In addition to savoring the breathtaking views, you'll have a chance to meet fellow donors who share your commitment to open space in Clarke County, enjoy light refreshments, and get an update on accomplishments made possible, in part, by your generosity. **Watch your mail later this month for an invitation!**

■ A conservation easement is a voluntary agreement negotiated between a landowner and a public agency or charitable conservation organization in which the owner agrees to place restrictions on the use and development of the land.

■ Land owners retain ownership and can tailor the easement to suit their long range goals for flexibility and vision for the land.

# THANK YOU DONORS – Current & New – For Your Generous & Ongoing Support!

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## Clarke County Conservation Easement Authority

102 North Church Street  
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Spring 2009

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***YES! I want to help preserve open space in Clarke County.***

Please accept the enclosed tax-deductible contribution in the amount checked below.

☐ \$15   ☐ \$25   ☐ \$35   ☐ \$50   ☐ \$75   ☐ \$100   ☐ Other \$ \_\_\_\_\_

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